

Account No. 1301035

**Instrument Prepared by:**

*Eldon L. Youngblood*  
Eldon L. Youngblood  
Akin, Gump, Strauss, Hauer & Feld, L.L.P.  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201  
Tel. No. 214-969-2851

RETURN TO:  
Realty Closing Services  
7990 Trinity Road, #101  
Cordova, TN 38018  
901-753-2300

**Return Recorded Instrument to:**

RICHARD M. HUFFMAN AND  
SANDRA M. HUFFMAN  
6583 ASHLAND DRIVE  
OLIVE BRANCH, MISSISSIPPI 38654

**LIMITED WARRANTY DEED**

STATE MS. - DESOTO CO. *AS*  
JUN 28 2 06 PM '02

State of MISSISSIPPI

County of DESOTO

BK 423 PG 54  
W.F. DAVIS CH. CLK.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation organized under the laws of the State of New York, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, for and in consideration of SIXTY FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$64,500.00), to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does hereby convey and specially warrant unto RICHARD M. HUFFMAN AND SANDRA M. HUFFMAN, husband and wife, herein, whether one or more, called "GRANTEE", whose address is 6583 ASHLAND DRIVE, OLIVE BRANCH, MISSISSIPPI 38654, as joint tenants with rights of survivorship, and not as tenants in common, all that certain real property situated in DESOTO County, MISSISSIPPI, and more particularly described as follows:

LOT 246, SECTION "F", MAGNOLIA ESTATES SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 39, PAGE 21, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, their heirs or assigns forever, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way,

encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed this 19th day of June, 2002, in its name by its Assistant Vice President thereunto authorized.

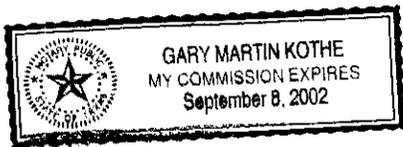
CITIFINANCIAL MORTGAGE COMPANY, INC.

By Adria Brennan  
Adria Brennan,  
Assistant Vice President

State of TEXAS

County of DALLAS

Personally appeared before me, the undersigned authority in and for the said County and State, on this 19th day of June, 2002 within my jurisdiction, the within named Adria Brennan, who acknowledged that he/she is the Assistant Vice President of CITIFINANCIAL MORTGAGE COMPANY, INC., a New York corporation, and that for and on behalf of the said corporation, and as its act and deed, he/she executed the above and foregoing instrument, after first having been authorized by the board of directors of such corporation to do so.



Gary Martin Kothe  
Notary Public

Grantor's Name: CITIFINANCIAL MORTGAGE COMPANY, INC.  
Grantor's Address: 1111 Northpoint Dr., Bldg. 4, Suite 100, Coppell, TX 75019-3831  
Grantor's Telephone No.: 214-657-1483 na

Grantee's Name: RICHARD M. HUFFMAN AND SANDRA M. HUFFMAN  
Grantee Address: ~~6588 ASHLAND DRIVE, OLIVE BRANCH, MISSISSIPPI 38654~~  
6747 DIANNA DRIVE, OLIVE BRANCH, MISSISSIPPI 38654  
Grantee Telephone No.: 662-895-6395 na